

Information for File #2005-292-YSB

Applicant Chris Skorseth, Skorseth, Inc. and Jason Novak, Viking Development

Corps Contact Yvonne Berner

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Primary County Stearns

Section 34

Township 124N

Range 28W

Information Complete On March 9, 2005

Posting Expires On April 8, 2005

Authorization Type LOP B

Project Sommersby Residential Development

PROJECT DESCRIPTION AND PURPOSE: Mr. Chris Skorseth (Skorseth, Inc.) and Jason Novak (Viking Development) have applied to the Department of the Army for a permit to discharge fill material into an unnamed wetland for a residential development project (Sommersby Residential Development). The purpose of the project is to create additional single- and multi-family housing within the City of St. Cloud (see attached drawing). Approximately 71,604 square feet of Types 2 and 6 wetlands would be impacted by the proposal. The project would consist of a north-south traffic corridor to provide access to the property and create a southerly outlet for the proposed and existing developments to the north and northeast. Additional secondary roads would be built to provide access to approximately 169 housing units on approximately 101 new lots (see attached drawing).

NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS: Approximately 71,604 square feet of Types 2 and 6 wetland would be impacted by the residential development. The applicant stated that the wetland is a low-graded area providing primarily a stormwater treatment function. The wetland area is a relatively uniformly sloped drainage way that is surrounded by tilled fields. The watershed above the wetland area is highly disturbed and has alternately been planted in corn and soybeans. Hydrophytes dominate the area adjacent to the drainage channel. Proper erosion control measures would be implemented throughout construction.

ALTERNATIVES CONSIDERED: The applicant has considered several alternatives:

No Build – No wetlands would be impacted, but does not result in the creation of new housing opportunities within the City of St. Cloud.

Alternative 7 – Reroute 21 Avenue to the West. This alternative was rejected by the City of St. Cloud's Environment and Development Team as it would impact and further encroach on the oak forest – described as an Environmentally Sensitive Area by City Ordinance.

COMPENSATORY MITIGATION: To compensate for the 71,604 square feet of wetland loss, the applicant would be purchasing credits from the Philip Miller Wetland Bank, which has been approved by the Corps of Engineers. On-site replacement opportunities were limited by the dominance of Dickman, Nymore, and Brainerd Series soils in the replacement areas. These sandy loam and loamy sand soils are well-drained to excessively drained, and would provide technical challenges in wetland creation. There is also steep sloping in the project area.

Drawings See attached.

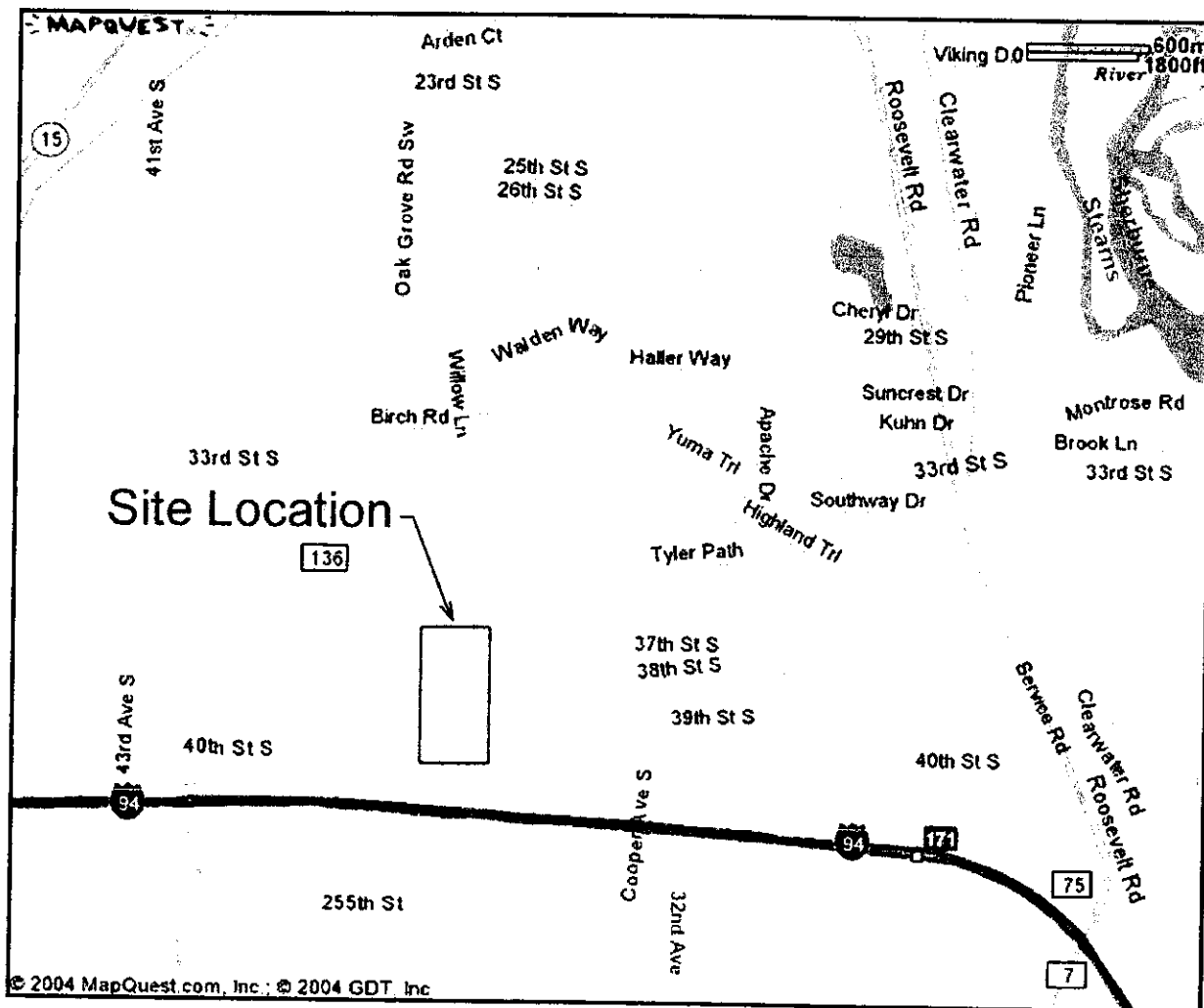


WRM Services, Inc.
P.O. Box 458
Kimball, MN 55353
Ph. (320) 398-2705
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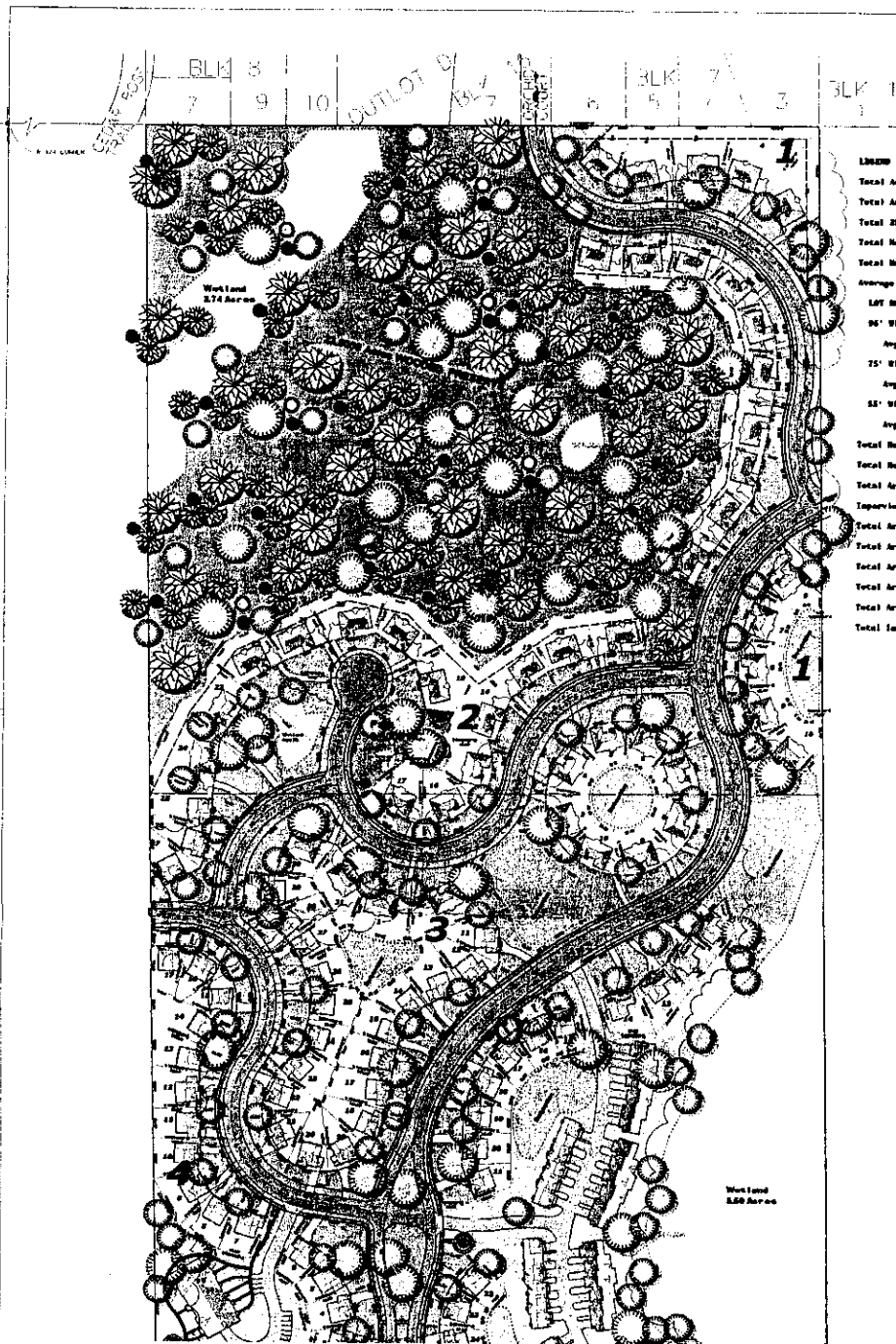
Skorseth, Inc & Viking Development Group Inc.
WRM Project 2004-336

Site Locator Map

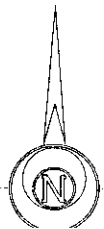
Proposed Sommersby Development
St. Cloud, MN



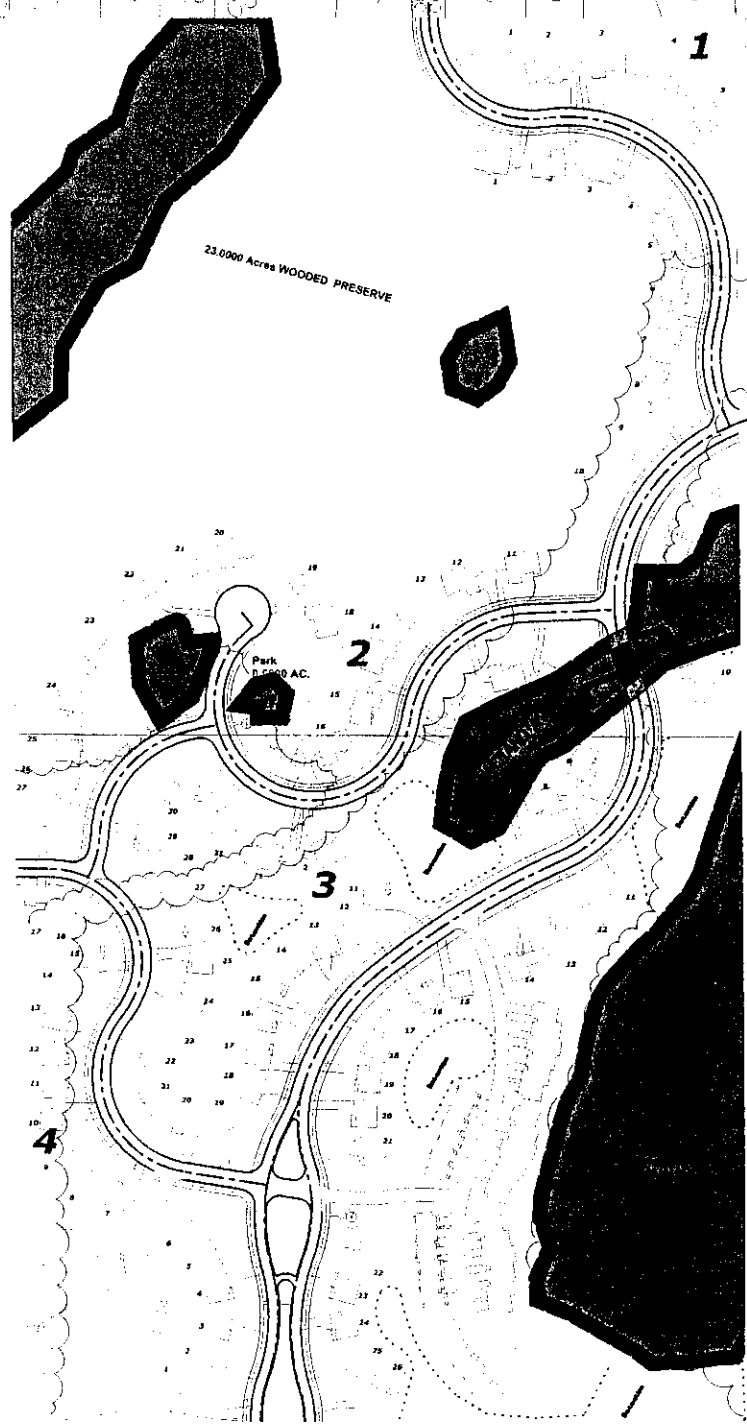
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Legend	
Total Area of Site	76,831 Acres
Total Area in Park-Tree Preservation	23,500 Acres
Total 25' Rear Yard Tree Preserv.	1,700 Acres
Total Number of Units	300
Total Number of Lots	104
Average Lot Size	11,870 sq. ft.
Lot Breakdown:	
65' Wide x Front Setback	46
Avg. Lot Size	14,100 sq. ft.
75' Wide x Front Setback	4
Avg. Lot Size	19,507 sq. ft.
85' Wide x Front Setback	51
Avg. Lot Size	9,121 sq. ft.
Total Number of Multi-Family Market Rate	62
Total Number of Multi-Family Affordable	24
Total Area of Cared Front Yard	14,017 Acres
Impervious Surface:	
Total Area of Public Street Paving	4,849 Acres
Total Area of Private Multi-Family Drive	1,440 Acres
Total Area in Home Driveways alone	2,077 Acres
Total Area in Walkways alone	1,007 Acres
Total Area in Rooftop alone	7,070 Acres
Total Impervious Surface alone	17,427 Acres (22%)



BLK 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



1,000,000

Total Area of Site	79,621 Acres
Total Area in Water-Tree Preservation	23,300 Acres
Total 33' Buffer Wood Tree Preserv. Area	1,700 Acres
Total Number of Lots	100
Total Number of Lots	100
Average Lot Size	11,379 sq. ft.
LOW 100,000,000	
90' Wide 0 Front Setback	40
Avg. Lot Size	10,540 sq. ft.
75' Wide 0 Front Setback	4
Avg. Lot Size	10,007 sq. ft.
55' Wide 0 Front Setback	51
Avg. Lot Size	9,521 sq. ft.
Total Number of Multi-Family Market Units	42
Total Number of Multi-Family Affordable	24
Total Area of Canal Front Turn	11,017 Acres
Superior Surface	
Total Area of Public Street Parking	4,640 Acres
Total Area of Private Multi-Family Drive	1,640 Acres
Total Area in New Driveway shown	2,077 Acres
Total Area in Walk shown	1,007 Acres
Total Area in Back/Top shown	7,006 Acres
Total Superior Surface shown	17,624 Acres (200)

- Homes Encroaching in Wetland "A" Buffer 0.1168 AC.
- Homes Encroaching in Wetland "A" 0.2452 AC.
- Drives Encroaching in Wetland "A" Buffer 0.0308 AC.
- Drives Encroaching in Wetland "A" 0.0635 AC.
- Street Encroaching in Wetland "A" Buffer 0.0434 AC.
- Street Encroaching in Wetland "A" 0.0584 AC.
- Area of Buffer Wetland "A" 0.2168 AC.
- Area of Wetland "A" 1.6438

